

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode 28/659 Victoria Street, Abbotsford Vic 3067

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$449,000 Property Type Unit Suburb Abbotsford

Period - From 01/01/2024 to 31/03/2024 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	811/11 David St RICHMOND 3121	\$1,188,000	08/12/2023
2	32/343 Church St RICHMOND 3121	\$1,120,000	05/04/2024
3	311/649 Victoria St ABBOTSFORD 3067	\$1,100,000	23/11/2023

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 24/04/2024 14:43



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$1,200,000 - \$1,300,000

Median Unit Price

March quarter 2024: \$449,000

Comparable Properties

811/11 David St RICHMOND 3121 (VG)

Agent Comments



Price: \$1,188,000

Method: Sale

Date: 08/12/2023

Property Type: Subdivided Unit/Villa/Townhouse
- Single OYO Unit



32/343 Church St RICHMOND 3121 (REI)

Agent Comments



Price: \$1,120,000

Method: Sold Before Auction

Date: 05/04/2024

Property Type: Unit

311/649 Victoria St ABBOTSFORD 3067 (VG)

Agent Comments



Price: \$1,100,000

Method: Sale

Date: 23/11/2023

Property Type: Strata Unit/Flat

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